

**Borough of Florham Park
Board of Adjustment
November 20, 2019
Meeting Agenda**

Please take notice that a regular meeting of the Borough of Florham Park Board of Adjustment will be held on Wednesday evening, November 20, 2019 at 7:00 p.m. in the Municipal Building, 111 Ridgedale Avenue, Florham Park, New Jersey.

1. Call to Order
2. Adequate notice has been given in accordance with The Open Public Meetings Act.
3. Announcement – There will be no new testimony after 10:00 p.m.
4. All professionals have been sworn in.

Approval of Minutes:

5. Approval of Minutes from the October 16, 2019 Meeting.
Eligible voters: Cannilla, Noss, Novalis, Zeien, O'Connor, Trautman, Jensen, Engel

Resolutions of Approval:

6. **ASCO, L.P. Emerson** **Application #BOA 19-13**
160 Park Avenue
Block 1401, Lot 3.02

Applicant is seeking approval to install an above ground fuel oil tank to replace a former underground tank.
Eligible voters: Cannilla, Noss, Novalis, Zeien, O'Connor, Trautman, Engel

7. **Calvary Presbyterian Church** **Application # BOA19-6**
144 Ridgedale Avenue
Block 2303, Lot 1

Applicant is seeking approval to operate a nursery school (Montessori Children's Academy).
Eligible voters: Noss, Novalis, Zeien, O'Connor, Jensen, Engel

Use Variance:

8. **Lucco Cucina & Bar** **Application # 19-5**
207 Ridgedale Avenue
Block 804, Lot 6

Application is seeking approval for relief of prior resolution conditions related to hours of operation. Carried from the September 18, 2019 meeting without further notice or publication.
Eligible voters: Noss, Novalis, Zeien, Engel (O'Connor, Jensen must listen to the recording)

C-Variance:

9. **Carl & Sabrina Scalzo**
38 Hillside Avenue
Block 2906, Lot 15

Application #BOA19-10

Applicant is seeking approval for excess lot coverage, and excess building coverage in connection with an in-ground swimming pool, walkways and pool cabana.

Carried from the July 17, 2019 meeting. Applicant requests to be carried to the January 15, 2020 meeting without further notice or publication.

Eligible voters: Cannilla, Noss, Novalis, O'Connor, Trautman, (Engel must listen to recording)

10. **Mary Chiarolanzio**
17 Manker Drive
Block 2703, Lot 41

Application # BOA19-14

Applicant is seeking approval for a rear yard setback in connection with a 2nd story addition.

Adjourn

Please note that in all matters presented by applicants, the Board's function is quasi-judicial and, therefore, formal action is always taken when the matter reaches hearing. Participation in the hearing is vital to any interested member of the public. If a matter is on the agenda only attending the meeting can protect your rights.

November 20, 2019

Marlene Rawson
Board Secretary